

REVIEW OF BUILDING AND REAL ESTATE FIELDS

Other Late News for Brokers and Investors in City and Suburbs.

Argonaut Service Corporation, Frank A. Davis, president, has acquired the entire block on the east side of Eleventh avenue, between Fifty-fifth and Fifty-sixth streets, a site fronting 200 feet on each of the three thoroughfares. With the exception of one lot at the Fifty-fifth street corner, acquired from the General Motors Corporation, all of the land was bought from the Lewall Realty Company, representing Chanler estate interests, the stated consideration being \$250,000. The Argonaut Company filed plans a week ago for improving the site with a six story sales-room and service building. Albert Kahn, architect, of Detroit, Mich., estimated the cost at \$400,000.

Metropolitan Buys in Astoria.

Louis Gold & Co. has closed a contract with the Metropolitan Life Insurance Company whereby the Metropolitan has purchased eighty-four lots on Fourth avenue, Sixth avenue, Ditmars avenue and Wolcott avenue, Astoria, where they expect to erect thirty-nine apartment houses, accommodating 624 families. The Metropolitan has also agreed to make 400 loans to builders who have purchased lots from Louis Gold & Co. for the erection of 400 two-family houses. The brokers in the transaction were Jacob and Emil Lettner.

New Bank Building in Harlem.

The Five County Realty Corporation, Abraham Sachs, president, purchased from the Pinckney estate twelve lots, 148 feet on 125th street, through 206 feet to Mylan place. The 125th street front will be improved with stores and offices. Part of the plot will be developed with a bank building, negotiations for the lease of which are now pending.

Deal on West 48th Street.

Edward Hart, who recently leased a three-story building, 20x100, at the West Forty-eighth street, with an option of purchase from \$87,500, has bought the property from the Freeman Purveying Company.

Bronx Market Reports.

Hyman Schulman of Schulman Brothers, who erected the five story apartment houses at 354-370 Cypress avenue, sold the property to the E. H. & M. Realty Company. The houses, each 40x100, return a yearly rental of \$40,000 and were valued at \$215,000. The buying company, of which Samuel Elchorn is president, was represented by Max Silverstein, attorney.

Charles Partridge Real Estate Company, Inc., sold the five three story buildings, each containing a store and two apartments at 190 and 593 DeKalb avenue for the Volkering estate.

Brooklyn Transactions.

Charles Partridge Real Estate Company, Inc., sold the five three story buildings, each containing a store and two apartments at 190 and 593 DeKalb avenue for the Volkering estate. F. C. Sauter Agency sold 367 1/2 Twelfth street, a dwelling for Hanna Carlson to William Fox. 370 Eighth street, three family houses for Margaret Fassant to Theresa Marrazza; and 348 Tenth street, three family houses for James Mullen to Patrick Fallon. Martin Company leased to Lawrence Atterbury Trustee, to Brooklyn Edison Company, Inc., the building at 431 Hudson avenue. Harry M. Lewis sold for Letitia W. Warsaw to Caroline W. Fischer, three story dwelling, 20x100, at 52 Fort Greene place, near Fulton street. R. H. Harper for the Davenport Real Estate Company, Inc., and M. C. O'Brien sold the one story, brick building at 245 Empire Boulevard for the Helbig Construction Corporation, Inc., to Auguste Rother for occupancy. The property was held at \$75,000. Henry L. Mader sold the three story dwelling at 200 Bergen street for Mrs. Marie Powers to a client for investment. E. B. Kegel sold four lots fronting 30 feet on Conover Island avenue, 35 feet north Avenue V. The same brokers sold the two story dwelling at 32 Sherman street for A. Silverstein to a client for occupancy.

Suburban Market News.

Charles W. Wynne and Louis H. Low, operators have purchased from Mrs. Isabel K. Broadwee 20 three story dwellings at Rye Gate on the Sound, Rye, N. Y. These houses are on plots 40x100 to 100x100 and are valued at \$400,000 and will be offered for resale to individual purchasers. The transaction is the largest single sale of property in the county this year. George Levy was the broker. Prince & Ripley have sold for Mrs. Margaret A. Martin her residence on Halden avenue, Dobbs Ferry, N. Y., vice-president of the New York Trust Company. George Howe sold for the Smith Contracting Company a Dutch Colonial house on Iden avenue, who will occupy it about July 1. The property was held at \$21,000. F. M. Crawley & Bros. have sold for W. H. Tucker a tract of 60 acres on the east side of Montclair, N. J., to P. W. A. MacMahon. The property has a frontage of 400 feet on the cliff, extends 700 feet in depth and is adjacent to the Eagle Rock Reservoir, property of the Essex County Park Commission. Harvey Rothberg has purchased the Plainfield School for Young Children, in Plainfield, N. J., from Mrs. E. Van Sledright through J. J. Schwab, Inc. The same brokers have sold for Francis G. Crawford his residence, 1130 Myrtle avenue, to R. K. Harrison; for P. C. Beardslee his property at 43 West 14th street, to L. Seidell and the Berquist property at Conover's Corner to Louis Ward; also a new bungalow at Queen City terrace to Garrett A. Keating. Henry M. Smith, druggist, has purchased the business building he has occupied for several years on Park place, Morristown, N. J., from the Warren Investment and Development Company through Eugene V. Walsh. The same broker also sold the George E. Habbitt property at 118 Speedwell avenue to Frank Petrozow, who will erect a business building; for C. T. Gairn, a dwelling at 69 Western avenue; for Joseph Glick; for the Rev. E. W. Cutler, a plot on Speedwell avenue between Cutler street and Walker avenue; for S. L. Davenport, a 17-acre farm near Chester to Malcolm Campbell of New York City. Mr. Walsh also leased the Thomas Gray dwelling on Dayton street, to T. J. Madden and store in 15 South street to the New York Sales Corporation. The dwelling at the corner of Parkway and White Oak Ridge road, Short



Genova Court, a five story apartment house just completed at 1221 Sheridan avenue, north of 167th street, and one block east of the Grand Boulevard and Concourse, Bronx.

Hills, N. J., with nine rooms, three baths and two car garage, has been sold for F. S. Bowen to A. E. Allsopp, Jr., of Newark for occupancy. The sale was negotiated by Eugene Jobs, H. F. Beck Company and Frederick P. Craig. The property was held at \$22,500.

Mr. and Mrs. Ogden Hammond are returning from Europe and will occupy the Barnewall place at Ochre Point, New Jersey, R. I., which they have rented through DeBols & Eldridge.

Rentals at Southampton, L. I.

Alfred E. Schermerhorn has closed the following rentals for the coming summer: For William Allen Butler, "To Windward" on Gin Lane to Horace H. Work; for Mrs. Edward J. Corrigan, cottage on Shinnecock road to Mrs. Chisholm Beach; for Edward H. Howell, cottage on Shinnecock road to Mrs. Clifton B. Beach; and for R. H. Lutz, cottage on Elm street to Mrs. Alexander Von Gontard.

To Improve 4 Astoria Blocks.

Plans are being prepared for the improvement of four blocks in Astoria with business and apartment buildings by the Five County Realty Corporation, Abraham Sachs, president. On the block front on Grand avenue between Fifth and Sixth avenues will be erected four apartment houses. On the same avenue between Sixth and Seventh avenues a business building will be erected containing nine stores and a dance hall. The block front on Second avenue between Hoyt and Flushing avenues will be improved with a two story building with eight stores and offices above. On a plot, 200x70, on Second avenue, near the Ditmars avenue subway station, will be erected a taxpayer. This lot, a block or two from the site selected by the Metropolitan Life Insurance Company for its \$9 a room apartment houses. Maigon & Glaser are the architects.

MULTIPLE LISTING PLAN WORKS WELL IN JERSEY

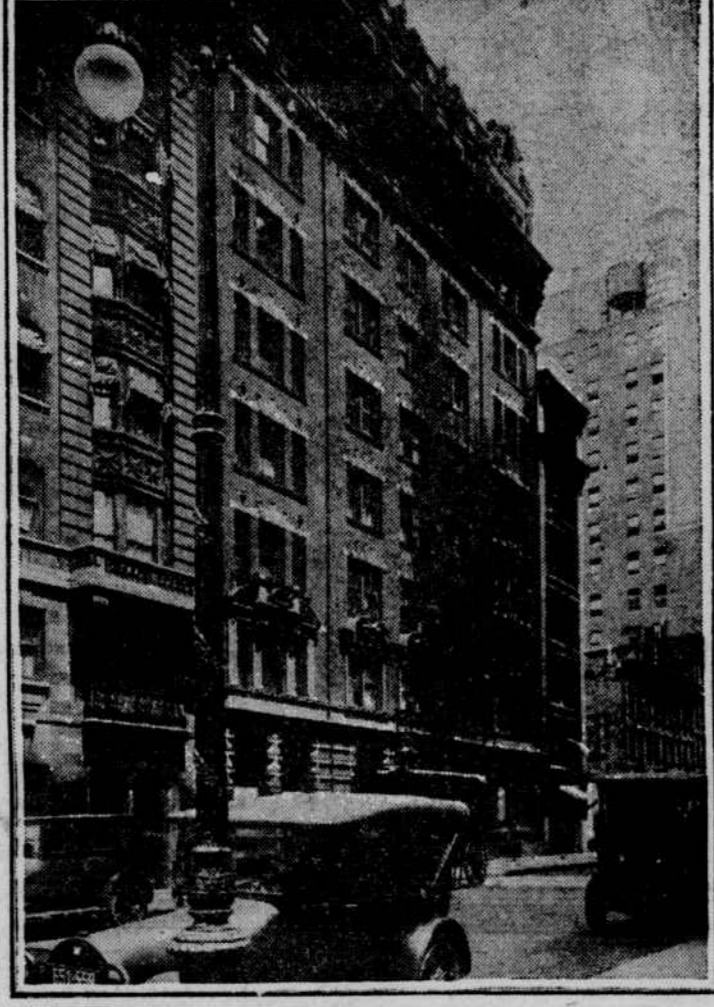
The members of the Board of Realtors of the Oranges and Maplewood, who attended the fifteenth annual convention of the National Association of Real Estate Boards, are now on their way home, enthusiastic over the reception they received and over the rapid strides that have been made in the real estate profession, as shown by the reports at the convention. The multiple listing system, which has been established for number of years in various Western cities, was inaugurated in this board last November and has proven very successful.

Among the recent sales made under this system that of the property at 87 South Munn avenue, East Orange, the residence of Harry E. Chapman, sold through the office of Eugene A. Kelly to the Berwyn estates of Newark is of interest.

Mrs. Gertrude C. Meyer has sold the property at 52 South Walnut street, East Orange, owned by Mrs. Gertrude C. Taylor, to Mrs. Josephine P. Pennoyer of East Orange. Mrs. Meyer has also effected the sale of the residence of Mrs. Merwyn L. Aultman, also of East Orange. The Watessing Realty Corporation of Newark have sold through J. C. Lurich, East Orange, to John Bokmeider. Three recent sales have been made on Warrington place, East Orange. The residence of William F. O'Brien at 51 Warrington place has been sold through the efforts of J. T. Ransom to Dr. Frederick W. Stevens. A lot at 64 Warrington place, owned by John H. Thomas, was sold through the office of Walter R. Pruden to Archie H. Ormari of East Orange. Among the recent sales in Orange was that of the residence of Edwin L. Smalley at 171 Tremont avenue, which has been sold through John D. Munther to Mrs. Eva Brooge of South Orange. In West Orange the offices of M. Karam & Sons and John E. Daly effected the sale of the residence of Mr. G. A. Courtney at 8 Pilot place to Mrs. Shanley of South Orange.

EXHIBIT BUNGALOWS AT PENNSYLVANIA STATION

The grass plot at the northern entrance to the Pennsylvania and Long Island Railroad station between Thirty-third and Thirty-fourth streets has been leased by the Halleran Agency of Flushing for the purpose of convincing the commuting public that small homes of from one to two stories can be erected and sold within the means of the ordinary wage earner. "There are many persons who have bought a plot of land, but who are unable to negotiate loans and close contracts for the ordinary type of house," says former Tax Commissioner John J. Halleran, head of the Halleran firm. "We intend to use the exhibit in Manhattan to educate home-seekers in these matters. The bungalows we are showing are produced in the largest and best equipped lumber yards in the metropolis and they will be delivered by automobile truck to points within a fifty mile radius of New York City."



Hotel Schuyler, opposite to the Harvard Club on West Forty-fifth street, which has been taken over by Julius Tishman & Sons, builders and operators. William C. Bloodgood & Co. and Andrew F. Gilsey were the brokers. The Herman Wronkow estate was the seller.

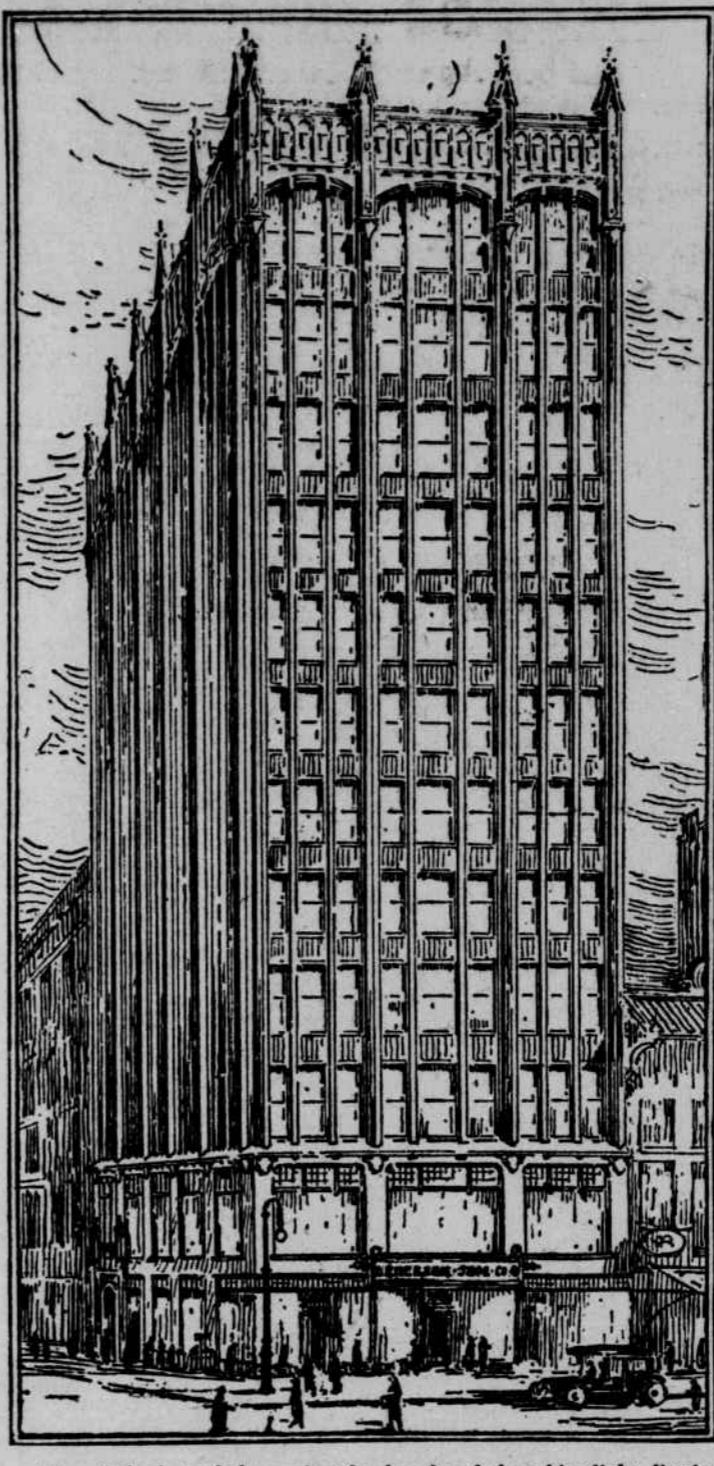
REALTY CONVENTION HONORS NEW YORK

Makes C. G. Edwards Director of National Association of Real Estate Boards.

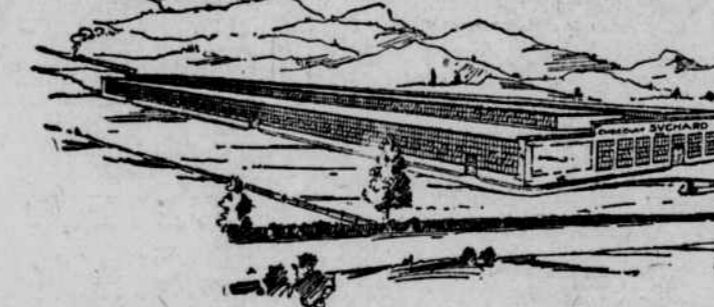
Charles G. Edwards, president of the Real Estate Board of New York, returned from the fifteenth annual convention of the National Association of Real Estate Boards held last week in Los Angeles, Cal. Mr. Edwards is now a director-elect of the National Association of Real Estate Boards, a position of honor and responsibility. He was elected to the office of director for the year ending January 1, 1923. One of the features of the convention was Mr. Edwards' address on "The Results of Zoning in New York City." The substance of his talk was reviewed and favorably commented on by the editors of the San Francisco newspapers. With Mr. Edwards at the convention as New York delegate were J. Irving Walsh, treasurer, and Richard O. Chittick, executive secretary. The latter characterized the gathering as an object lesson and an achievement in good fellowship, hospitality and perfect entertainment on the part of the Los Angeles and San Francisco boards.

ANNOUNCE DATE FOR SALE AT FOREST HILLS

The sale of from 1,500 to 2,000 lots at Forest Hills West for the Matawak Land Company, which has been previously announced, will be held on July 8 by Joseph P. Day. The new station which the Long Island Railroad is erecting on the tract will be completed before the auction is held. The station is at the junction of the main line and the Rockaway branch. The Matawak Land Company has announced that its policy in selling the lots is to extend a welcome to business men with the idea of having the community built up from within just as much as from without. "Start your business where you live" will be the slogan. The tract is about fifteen miles from the Pennsylvania Station in Manhattan and adjoins on the east the famous Forest Hills development. Doctor Buys in Sutton Square. Mr. Morgenstau Jr. Company and Everett M. Selix Company, consolidated, have sold for Wallace Benedict 400 East Fifty-eighth street, a three story dwelling, 16.8x100.5, to Dr. Parker Syms, who after extensive alterations will occupy it as a home. This is the thirty-fifth sale of property made in the Sutton Square section by the Everett M. Selix Company. Trinity Pl. Building Completed. The five story \$1,000,000 office building which the Horn & Hardart Company have been erecting at 63 Trinity place, extending through to 102-107 Greenwich street, was completed last week. The site comprises 2,000 square feet and the front offices overlook Trinity churchyard. Tankows, Smith & Co. have been appointed agents.



One of the last of the ancient landmarks of the white light district, at the northwest corner of Broadway and Fortieth street, is to give place to a twelve story store and office building. On the site is the former Delavan House, once the rendezvous of politicians and members of the Metropolitan Opera Company, and in which was the Poodle Dog Cafe. The long lease of the property, held by the Emerson Shoe Company, has been taken over by an investing syndicate, which will finance the improvement, plans for which have been prepared by F. B. and A. Ware. The new lease is for forty-two years and will represent \$3,000,000. The Emerson Company will lease one of the stores in the projected building for a long term. The structure will be of Gothic design, with a light brick and terra cotta facade. The plot fronts forty-eight feet on Broadway and eighty-three feet on the street. Ames & Co. are the agents.



Elmsford, a little historic village between White Plains and Tarrytown, is to have a new industry. Along the Saw Mill River road the Suchard Corporation, manufacturer of Swiss chocolate and cocoa confections, will construct a reproduction of its plant at Neuchatel, Switzerland, to supply the company's American trade. The site was purchased through the country department of Frederick Fox & Co.

WILL SELL 991 LOTS AT LONG BEACH, L. I.

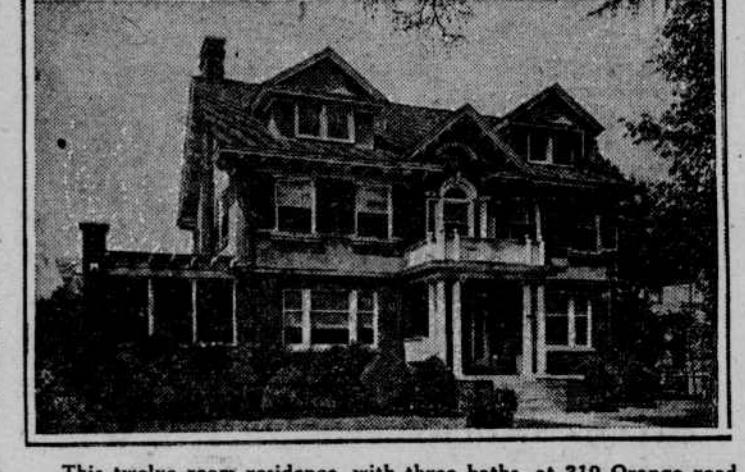
The first important sale of vacant properties at Long Beach will be held on July 1, 2 and 4 by Joseph P. Day. The offering will include 991 lots and thirty-one newly erected bungalows, to which immediate possession will be given. The sale will be held at 150 Crook, regardless of weather conditions, in a tent at Park street, near the railroad station.

Auctioneer Announces Series of Sales to Be Held in June and July.

Long Beach has become an incorporated city since the last sale was conducted there by Mr. Day on Independence Day, 1921. On May 16 Senator William H. Reynolds was elected Mayor of Long Beach. Almost the first official act while the Mayor of this great resort sponsored as Mayor was the letting of a franchise to operate a car line for five miles along the island on Park street. The new Alexandria Club Hotel and new stores have been erected on the Boardwalk. The new million dollar automobile bridge has been opened and building activity has been focused on the construction of bungalows. At a special sale to be held in 11 Vesey street on June 20 200 Bronx lots will be offered. The properties are on Soundview, Ludlow, Story, Metcalf, Croes and other avenues adjacent to the Clason Point Military Academy. With the lots will go the Ludlow homestead. The estate of Lucile Becker will sell through Mr. Day on Saturday, July 8, forty-nine residence and business sites in White Plains. The lots are situated on Mamaroneck avenue, Martine street and Mitchell place, about five minutes walk from the Harlem division railroad station. The County Court House and some of the principal stores are situated about three or four blocks from the property. Plan \$1,000,000 Phone Exchange. Plans have been filed with the Manhattan Bureau of Buildings for the construction of a twelve story fireproof telephone exchange at 204-210 West Thirty-sixth street for the New York Telephone Company. The building will have a frontage of 160 feet and a depth of 82 feet. McKenzie, Voorhes & Gmelin, architects, estimate the cost at \$1,000,000.



Twelve story apartment hotel, 14 East Sixtieth street, purchased last week by C. Morton Bollak, proprietor of a chain of hostels in Manhattan. The property was held at \$1,500,000. Rice & Hill were the brokers.



This twelve room residence, with three baths, at 210 Orange road, Montclair, has been purchased by George W. Travers of Glen Ridge. The plot is attractively landscaped. H. S. Connolly of Montclair was the broker.

TO OFFER LOTS IN LITTLE NECK HILLS

B. L. Kennelly Will Sell 601 Sites on July 15; Other Auctions Scheduled.

At Little Neck Hills, one of the exclusive sections of Long Island, 601 plots and lots will be sold at auction on July 15, by Bryan L. Kennelly. It will be the first auction to be held in that district in twenty years. The properties are in the city limits and are about half a mile from the sound. There are sidewalks covering practically all the streets.

On Wednesday, June 21, Mr. Kennelly will offer 120 lots owned by the estate of the late L. H. Mace on 230th, 231st, 232d streets, between Bronxwood and Paulding avenues, near the 232d street subway station. The sale will be held at noon in 14 Vesey street.

A special auction, including a large number of Bronx properties will be conducted on Wednesday, June 28, in the Vesey Street Exchange. Ten newly built and tax exempt dwellings at 2067-2089 Cedar street, 25x100, will be offered. Two five story apartment houses at 1049-1053 Simpson street, 87.6x100, will also be sold. Other offerings will include dwellings on Frisby and East Tremont avenues, vacant plots on Gainsburg and Webster avenues, and at Bedford Hills, N. Y., will be sold two dwellings, a barn and 57 acres of farm land. The sale of 523 Bronx lots for the Mace estate will be conducted by the Kennelly organization on the property on Saturday, June 24. The proper ties are adjacent to Pelham Bay Park, and are located by the Pelham Bay Park subway extension.

AUCTION AT SCARSDALE.

An auction sale in Scarsdale is a rare event. Unusual interest therefore centers on the sale of 350 un sold lots in Westchester on Saturday, June 24, by Joseph P. Day. The properties are on the White Plains road surface car line, near the New Rochelle city line. The lots are all 25x100 in dimension. Water mains and macadamized streets have been installed and a number of residences have already been erected in the vicinity.

TO SELL BROOKLYN THEATER.

The Amphion Theater on Bedford avenue, Brooklyn, which seats 1,700, is to be sold at auction on Monday, June 26, at noon in 14 Vesey street by Joseph P. Day. At the same time Mr. Day will sell a number of apartment houses and frame buildings in Brooklyn and two vacant plots in The Bronx.

Residential Rentals.

Albert B. Ashforth, Inc., leased to Charles John Clarke the east duplex third and fourth floor apartment in 257 West Eighty-sixth street, unfurnished, for a term of years. In the lease for five years of a duplex apartment at 257 West Eighty-sixth street, for Frances V. Sanford to Frederic Dixon, and also an apartment of 4 rooms and 3 baths at 44 West Seventy-seventh street for the Manhattan Square Apartment Association to J. I. Buhner for a term of years.

GOVERNMENT SELLS \$2,400,000 MORTGAGES

Buyer, Prudence Bond, Will Distribute by Issue.

Government owned first mortgages, aggregating \$2,400,000, covering 1,600 houses and 300 additional lots—comprising the entire villages of Fairview and Morgan (Camden), N. J., which cost the Government \$32,000,000—have been bought in bulk for the Prudence-Bonds Corporation and will be distributed to the investing public through a special issue of Prudence-Bonds in denominations of \$100, \$500 and \$1,000 each.

BROOKLYN GRIEVANCE COMMITTEE CHOSEN

Board Selects Members to Hear Complaints.

The Brooklyn Real Estate Board has announced the election of William P. Rae, Lewis H. Pounds, H. W. Ackerson, Charles C. Stelle and Frank H. Quinby as members of its grievance committee. The committee's powers are quasi-judicial in their relations to the board members. It shall sit as a court, or committee, in a manner similar to the Bar Association's grievance committee, in cases in which complaints are made against board members for violations of rules or regulations of the board, unfair or unprofessional conduct or any breach of good faith or abuse of confidence. The committee must cause written notice of any charges to be served personally on a defendant, and the committee has the right if after trial a member be found guilty to admonish or suspend the offender. In the event that the committee determines that the seriousness of the case warrants expulsion from the board it must report its findings to the directors, who shall impose such punishment as the majority of the board deem warranted.

BUILD AT ROCKVILLE CENTER.

John A. Power, Inc., will begin building operations at Rockville Center, L. I., this week. On Decatur avenue, between Rockaway avenue and Mill River, Riverside Estates, the corporation will build ten one family houses of Dutch Colonial, Queen Anne and other types, on plots 50x125 and 100x200. This location overlooks the Mill River, an arm of the ocean leading to Long Beach. The corporation has acquired a tract of more than 200 lots. The houses will contain six, seven and eight rooms and will be sold at prices ranging from \$9,000 to \$12,000 each.

Will Sell Hempstead, L. I., Lots.

Stephen P. Pettit, Inc., auctioneer, has conducted the sale of several large lot developments in Long Island during the past week, and this week the concern will sell forty building lots on top of Hempstead Square estate with frontages on Hamilton place, Graham avenue and other streets, and also 250 lots on map of Caroline A. Curman property on North Broadway, Amityville, L. I.

Broker Opens New Office.

Arthur Eckstein, for a number of years with Manheimer Brothers in charge of their selling and renting department, has opened an office in the Penn Terminal Building, 370 Seventh avenue.